074.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,700 / 744,700
					USE VALUE:	744,700 / 744,700
					ASSESSED:	744,700 / 744,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN PATTI J
Owner 2:	
Owner 3:	
Street 1:	115 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRENNAN STEPHEN P/PATTI J -
Owner 2:	-
Street 1:	115 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,384 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 1975 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8384.000	274,600		470,100	744,700
Total Card	0.192	274,600		470,100	744,700
Total Parcel	0.192	274,600		470,100	744,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.06 | /Parcel: 377.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47103

GIS Ref

GIS Ref

Insp Date 11/06/18

!6234!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,600	0	8,384.	470,100	744,700	744,700	Year End Roll	12/18/2019
2019	101	FV	273,200	0	8,384.	476,800	750,000	750,000	Year End Roll	1/3/2019
2018	101	FV	273,200	0	8,384.	355,900	629,100	629,100	Year End Roll	12/20/2017
2017	101	FV	273,200	0	8,384.	322,300	595,500	595,500	Year End Roll	1/3/2017
2016	101	FV	273,200	0	8,384.	308,900	582,100	582,100	Year End	1/4/2016
2015	101	FV	227,000	0	8,384.	261,900	488,900	488,900	Year End Roll	12/11/2014
2014	101	FV	227,000	0	8,384.	248,500	475,500	475,500	Year End Roll	12/16/2013
2013	101	FV	227,000	0	8,384.	236,400	463,400	463,400		12/13/2012

PRINT

Date	Time
12/10/20	21:02:05

LAST REV

Date	Time
07/23/19	15:28:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN STEPHEN	54597-163		4/27/2010	Family	1	No	No		
SHEA THOMAS R &	42807-98		5/17/2004		480,000	No	No		
DIPERNA DOLORES	28913-496		7/31/1998		288,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2018	515	Wood Dec	18,000	C				
5/2/2017	490	AbvGrd.		C				
8/18/2016	2058	Manual	1,535	C				
12/15/2003	1050	Siding	6,950					

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Entry Denied	372	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
11/23/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8384		Sq. Ft.	Site		0	70.	0.80	5									470,062						470,100	

Total AC/HA: 0.19247 | Total SF/SM: 8384 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,062 | Spl Credit | Total: 470,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01002502
Adj $ / SQ:	129.536
Other Features:	99193
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398024
Depreciation:	123387
Depreciated Total:	274636

COMMENTS

RENOV IN PROG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

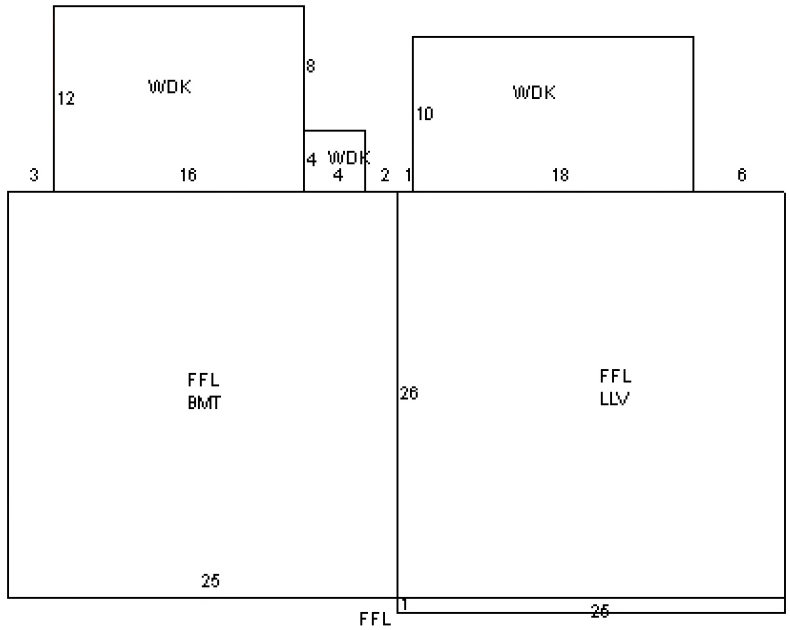
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.49
Special Features:	0	Val/Su Net:	91.14
Final Total:	274600	Val/Su SzAd	207.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,325	129.540	171,635
BMT	Basement	650	54.700	35,553
LLV	Lower Level	650	80.150	52,098
WDK	Deck	388	8.660	3,361

Net Sketched Area:	3,013		Total:	262,647	
Size Ad	1325	Gross Are	3013	FinArea	1975

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
LLV	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	